

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In re:)	Chapter 11
)	
VIJAY K. TANEJA, <i>et al.</i> ,)	Case No. 08-13293-SSM
)	
Debtors.)	Jointly Administered

**ORDER AUTHORIZING THE SALE OF STONE ROAD LOTS,
CENTREVILLE, VIRGINIA FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES
AND OTHER INTERESTS AND SHORTENING NOTICE PERIOD**

Upon consideration of the Motion to Approve the Sale of Stone Road Lots, Centreville, Virginia (“Property”) Free and Clear of All Liens, Encumbrances and Other Interests and to shorten notice period (“Motion”) filed by the Chapter 11 Trustee, H. Jason Gold (“Trustee”); upon consideration of all objections to the Motion and the proceedings before the Court on November 20, 2009; and it appearing that proper and adequate notice of the Motion has been given and that no other or further notice is necessary and for good cause shown:

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED and the notice period for this Motion is shortened to 15 days.
2. The Trustee is authorized to sell the Stone Road Lots, Centreville, Virginia, more particularly described as:

Beginning at a point on the northerly right-of-way of Interstate Route #66 at the southwest corner of Centre Ridge Parcel “G” Section 6E; Thence with Interstate Route #66 S 32 degrees 42’ 36’’ W 510.71 feet to a point; S 35 degrees 40’ 00’’ E 600.19 feet to a point; S 28 degrees 32’ 32’’ W 150.05 feet to a point; S 35 degrees 22’ 52’’ W 33.07 feet to a point at the corner of Centre Ridge Section 12 Parcel “T”; Thence with Centre Ridge Section 12 Parcel “T” N 73 degrees 09’44’’ W 407.66 feet to a point

on the southerly line of Lee Overlook Section 4 Parcel “A”; Thence with the southerly line of Lee Overlook Section 4 Parcel “A” N 25 degrees 36’ 00” E 174.09 feet to a point; N 01 degree 50’ 01” W 265.05 feet to a point in the southerly line of Pendleton Park Parcel “C”; Thence with the southerly line of Pendleton Park Parcel “C” and continuing with Pendleton Place and Lots 6B, 8, 9, 10 James P. Robinson N 60 degrees 42’ 47” E 1013.57 feet to a point; N 11 degrees 34’ 46” W 119.28’ to the corner of Westview Associates, LLC; Thence with the Westview Associates, LLC N 64 degrees 20’ 22” E 72.54 feet to a point at the corner of Centre Ridge Section 6E Parcel “G”; Thence with Centre Ridge Section 6E Parcel “G” S 46 degrees 37’ 32” E 157.86 feet to the point of beginning containing 11.0113 acres, more or less.

(the “Property”) pursuant to the terms and conditions of the Contract¹, for the sum of not less than \$425,000.00 (“Proceeds”), free and clear of all liens, encumbrances and interests to the fullest extent permitted under 11 U.S.C. § 363(f) and the Due Process clause of the United States Constitution, including but not limited to the following liens:

- | | | |
|----------|----|---|
| Commerce | a. | Deed of Trust from NRM Investments, Inc. to George L. Greco and Neil I. Title, Trustees, dated January 25, 2005, and recorded on January 27, 2005 in Deed Book 16924, Page 0163, securing of record Virginia Bank in the original principal amount of \$432,000.00. |
| 0124 | b. | Memorandum of Mechanic’s Lien Claimed by Subcontractor dated July 22, 2008 and recorded on July 22, 2008 in Deed Book 20036, Page from GHA, Inc. in the claimed amount of \$979.94. |
| 0134 | c. | Memorandum of Mechanic’s Lien Claimed by Subcontractor dated July 22, 2008 and recorded on July 22, 2008 in Deed Book 20036, Page from GHA, Inc. in the claimed amount of \$7,538.00. |
| 0145 | d. | Memorandum of Mechanic’s Lien Claimed by Subcontractor dated July 22, 2008 and recorded on July 22, 2008 in Deed Book 20036, Page from GHA, Inc. in the claimed amount of \$24,900.00. |
| K. | e. | United States Attorney U.S. Department of Justice Eastern District of Virginia Notice of Lien for Criminal Penalties dated April 2009, and recorded on April 10, 2009 as Judgment No. 457053 against Vijay Taneja in favor of the United States of America for a total penalty of \$33,162,391.00, plus interest and costs. |

¹ Unless otherwise defined, capitalized terms shall have the meanings ascribed to them in the Motion.

f. All federal, state, and local tax liens.

3. The Trustee is authorized to pay a broker's fee/commission of five percent (5%) of the Proceeds at closing to be split between CB Richard Ellis and H2 Realty, LLC.

4. The Trustee is authorized to pay from the Proceeds customary closing costs pursuant to the Contract and real property taxes accruing prior to the closing date.

5. The Trustee is authorized to pay the remaining Proceeds (following the payment of the broker's fee/commission, closing costs, and accrued real property taxes) to VCB in full and final satisfaction of its lien against the Property.

6. The Trustee is authorized to take all necessary and reasonable actions to consummate the sale.

7. The Court finds that the Purchasers are good faith purchasers entitled to the protections of 11 U.S.C. § 363(m).

8. The Court shall retain jurisdiction over all matters arising from or related to the interpretation or implementation of this Order.

9. [Deleted by court]

Dated: _____, 2009

Stephen S. Mitchell
United States Bankruptcy Judge

PREPARED BY:

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By: /s/ Rebecca L. Saitta
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Valerie P. Morrison, Va. Bar No. 24565
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Counsel to the Chapter 11 Trustee

CERTIFICATE PURSUANT TO LOCAL BANKRUPTCY RULE 9022-1(C)

I hereby certify that on this 30th day of November, 2009, a copy of the foregoing proposed Order was served on:

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/s/ Rebecca L. Saitta
Rebecca L. Saitta

LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY
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